



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
218		CONCORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	RANKIN JESSICA K
Owner 2:	
Owner 3:	
Street 1:	218 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

**PREVIOUS OWNER**

Owner 1:	DUNNE TR - CAROLINE BOECKMAN
Owner 2:	-
Street 1:	218 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

**NARRATIVE DESCRIPTION**

This Parcel contains 4.61 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1946, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		2.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									63,090						63,100	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									4,020						4,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	411,400	61,800	4.610	827,100	1,300,300
Total Card	411,400	61,800	4.610	827,100	1,300,300
Total Parcel	411,400	61,800	4.610	827,100	1,300,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		437.81	/Parcel: 437.81

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	408,600	61800	4.61	767,100	1,237,500	1,237,500	Year end	11/3/2022
2022	101	FV	379,500	77300	4.61	699,900	1,156,700	1,156,700	Year End Roll	10/19/2021
2021	101	FV	343,600	77300	4.61	627,100	1,048,000	1,048,000	Year End Roll	10/15/2020
2020	101	FV	340,800	77300	4.61	627,100	1,045,200	1,045,200	Year End Roll	9/26/2019
2019	101	FV	316,800	77300	4.61	609,500	1,003,600	1,003,600	Create Final value 2019	6/4/2019
2018	101	FV	316,800	77300	4.61	609,500	1,003,600	1,003,600	Year End Roll	9/28/2017
2017	101	FV	308,400	77300	4.61	579,100	964,800	964,800	Year End Roll	9/29/2016
2016	101	FV	298,400	77300	4.61	563,900	939,600	939,600	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUNNE TR,CAROLI	63205-455		1/23/2014		1,000,000	No	No			
ROLLINS JAMES L	40797-36		9/8/2003		1,195,000	No	No			
ROLLINS JAMES/N	20512-53		4/30/1990	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2014	5785	RENOVATI	20,000	C	5/29/2015			Sheet medal work f
3/4/2014	5667	RENOVATI	81,000	C	5/6/2014			reno 1st & 2nd flo
9/24/2007	3773	BARN	55,000	C	5/15/2008			48x36 barn
8/8/2006	3495	ROOF		C				strip & re-roof
7/19/2000	2022	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
5/6/2014	MEAS/EXT INS	25	D ERSKINE
5/15/2008	PERMIT VISIT	100	
8/18/2007	MEAS/EXT INS	616	D MANZELLO
1/23/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

